

FAIR HOUSING PLAN

**CITY OF HUNTSVILLE
COMMUNITY DEVELOPMENT DEPARTMENT**

FISCAL YEARS 2005 – 2009

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EXECUTIVE SUMMARY OF THE ANALYSIS

Introduction

The U.S. Department of Housing and Urban Development (HUD) requires state and local governments that are recipients of Community Development Block Grant (CDBG), HOME Investment Partnership (HOME) and/or Emergency Shelter Grant (ESG) funds to develop and update an Analysis of Impediments to Fair Housing Choice. This analysis is to also include steps to affirmatively further fair housing (AFFH). In the *Fair Housing Planning Guide, Volume 1*, published in 1996 by the U.S. Department of Housing and Urban Development (HUD) guidance is provided to assist communities in fulfilling their requirement to affirmatively further fair housing. As outlined in Volume 1, actions that impede individuals' fair housing choices include:

“Any action, omission, or decisions taken because of race, color, religion, sex, disability, familial status or national origin which restrict housing choices or the availability of housing choices;

or

Any actions, omissions, or decisions which have the affect of restricting housing choices on the basis of race, color, religion, sex, disability, familial status, or national origin.”

Volume 1 further outlines an entitlement city's obligation to affirmatively further fair housing. These definitions also embrace the components of fair housing planning.

- 1) Analysis of Impediments (AI) to Fair Housing Choice -- Employs an analytical method to identify impediments to fair housing choice within the jurisdiction.
- 2) Fair Housing Action Plan -- Takes appropriate action to overcome the effects of any impediments identified in the analysis; and
- 3) Fair Housing Records -- Maintains records reflecting the analysis and actions taken in this regard.

The purpose of the AI is to identify the impediments to fair housing choice in the city of Huntsville. This analysis of impediments includes a profile of the city of Huntsville highlighting population characteristics, demographic patterns, housing affordability, and the barriers related to policies, practices, and regulations within both the public and private sectors.

Methodology

This document is an update of the 2000-2004 Fair Housing Plan and Analysis of Impediments. The city of Huntsville's Fair Housing Plan is an analysis of fair housing procedures citywide; thus it includes both the public and private sectors. Information from key informants and entities that are involved with housing was an important component of the Plan and Analysis of Impediments.

Summary of Impediments

This document serves as an update to the City of Huntsville's 2000-2004 *Fair Housing Plan and Analysis of Impediments*. Overall this analysis indicates that the city continues to do well in its efforts to avoid systemic impediments to fair housing.

Impediments to fair housing choice are most often grouped into two major categories: discriminatory practices and market forces that impact housing choices of members of protected classes. This updated analysis has assessed these categorical areas to document barriers, opportunities, and action steps to further fair housing choice in Huntsville.

Impediments found related to the following areas:

- **Affordability:** The cost of construction and the housing market of the Huntsville area greatly impact the cost of housing and the affordability factor for low to moderate income families;
- **Availability:** There is a strong deficit in the number of rental units for large size families in the City;
- **Accessibility:** The economic feasibility of retrofitting existing apartment buildings for accessibility can be seen as an impediment to fair housing choice; integration of accessibility enhancement in newly constructed rental housing is important to fair housing choice;
- **Fair Housing Education:** Many people are unaware of their rights regarding fair housing; this lack of knowledge impedes their ability to secure shelter;
- **Credit Counseling:** Poor credit history has consistently been reported as one of the major barriers to homeownership; and
- **Regulations:** Local regulations such as zoning can affect the construction on homes in older inner city areas; lead based paint remediation requirements also impact the cost of rehabilitation of older affordable homes.

SECTION 1: INTRODUCTION

HUD Fair Housing Requirement

The U.S. Department of Housing and Urban Development (HUD) requires that cities administer Community Development Block Grant (CDBG) funds to take steps to affirmatively further fair housing (AFFH). The City of Huntsville receives approximately \$2.9 million annually to develop and implement plans and programs that fulfill the objectives of the CDBG program.

Components of Fair Housing Planning

HUD provides guidance for communities for the fulfillment of their fair housing requirements. In the *Fair Housing Planning Guide, Volume 1*, the following definitions outline an entitlement city's obligation to affirmatively further fair. These definitions also embrace the components of fair housing planning:

1. Analysis of Impediments to Fair Housing Choice -- Employs an analytical method to identify impediments to fair housing choice within the jurisdiction;
2. Fair Housing Action Plan -- Takes appropriate action to overcome the effects of any impediments identified in the analysis; and
3. Fair Housing Records -- Maintain records reflecting the analysis and actions taken in this regard.

The Fair Housing Plan consists of the Analysis of Impediments and the Action Plan. The specific actions that a city should take to affirmatively further fair housing involve:

- o Analyzing and eliminating housing discrimination in the jurisdiction;
- o Promoting fair housing choice for all persons;
- o Providing opportunities for inclusive patterns of housing occupancy regardless of race, color, religion, sex, familial status, disability and national origin;
- o Promoting housing that is structurally accessible to and usable by all persons, particularly person with disabilities; and
- o Fostering compliance with the nondiscrimination provision of the Fair Housing Act.

HUD program regulations require that the city certify that it will affirmatively further fair housing as part of the obligations assumed when it accepts HUD funds. These certifications are included in the city's Consolidated Plan.

Impediments to Fair Housing as Defined by HUD

An impediment to fair housing is defined by HUD as any action, omission or decision in a city...

- o Taken because of race, color, religion, sex, familial status or national origin that restricts housing choice or the availability of housing choice;
- o That constitutes a violation, or potential violation, of the Fair Housing Act;
- o That is counterproductive to fair housing choice, such as community resistance when minorities, persons with disabilities, and/or low income persons first move into white and/or moderate income areas, or resistance to the siting of housing facilities for person with disabilities; or
- o That has the effect of restricting housing opportunities on the basis of race, color, religion, sex, disability, familial status or national origin.

Methodology and Participants

This “Analysis of Impediments” has developed a list of potential impediments to fair housing access and choice through several procedural steps:

- Reviewed data compiled by a broad spectrum of public and private agencies;
- Analyzed present policies and initiatives to assess their effectiveness; and
- Prepared an overall implementation plan including new or modified actions.

The primary data sources and retrieval actions involved the compilation of information from the city of Huntsville’s operational departments, local housing authority and various private and non-profit organizations. The analysis can be synthesized into a three pronged approach, 1) identifying key actors/agents; 2) denoting behaviors and practices that impede housing choice; and c) documenting of key behaviors and influences within the public sectors and private sectors of the Huntsville community.

In addition, data was collected and analyzed from the following sources:

- ◆ US Census of Population and Housing, 2000
- ◆ Home Mortgage Disclosure Act (HDMA), 2003
- ◆ Community Action Partnership Community Needs Assessment, 2003
- ◆ Strategic Plan of the Huntsville Housing Authority
- ◆ Huntsville/Madison County Chamber of Commerce
- ◆ City of Huntsville Atlas 2000

Analysis of Impediments Overview

The analysis of Impediments to Fair Housing Choice includes the following sections:

- o Community Profile
- o Fair Housing Legal Status
- o Public Sector Impediments
- o Private Sector Impediments
- o Fair Housing Activities Proposed
- o Recommendations and Conclusions

Impediments Found and Recommendations

Section Three provides a summary of the impediments to fair housing choice that were identified and the recommendations related to these impediments. These were used as a basis for preparing the Fair Housing Plan.

Action Plan

The Fair Housing Plan, which is based on the impediments found and the recommendations made, is presented in a table format in Section Three of the report. The plan includes the following components:

- o Actions - specific recommendations to address the major impediment areas;
- o Role of Task Force and other stakeholders;
- o Other recommended participants - key organizations or groups whose participation is necessary to implement actions; and
- o Timeframe - when work on the action is targeted to begin.

SECTION II: COMMUNITY PROFILE

Huntsville, Alabama

Situated in north central Alabama, the city of Huntsville is the county seat of Madison County. The county's natural boundaries include the Appalachian foothills to the east and north and the Tennessee River to the south. Huntsville is approximately twenty miles south of the Tennessee state line. During the second half of the 20th Century, Huntsville emerged as the regional economic center for North Alabama. For more than three decades, the city's population growth was propelled by the high tech industries that have located in the Huntsville community. Over the years, the rapid expansion of the city's high tech economic base has been complemented by growth in the service and manufacturing sectors. Decades of strong growth in the economy have led to rapid and robust population growth; however, 2000 Census data showed for the first time in many decades, a decline in the City's population.

Population

A population decline of 0.98% was reported between the 1990 and 2000 censuses for the city of Huntsville. While the city's population declined, the population of Madison County grew, reflecting the national trend of out migration of urban populations to suburbia. When comparing the city's population change for this period with population changes in Madison County and in Alabama for the same period, the significance of the change is revealed.

The city of Huntsville experienced a steady growth in the number of people of color between 1990 and 2000. In 2000, African Americans represented 30.8% of the population, up from the 24.4% reported in the 1990 Census. Other population groups including Hispanic, Asian Americans, and American Indians, increased by 28.2% between the 1990 and 2000 census counts. In addition to the racial change, the population of Huntsville is aging. Persons 65 years old and older represented 10.8% of the 2000 population count; in 1990, this percentage was 8.9%.

In 2002, Huntsville took the lead in Alabama's survey of cities with respect to a set of quality of life characteristics that were measured. The educational attainment level in Huntsville ranks the city very high in both the state and national rankings. Among the metropolitan areas in Alabama, Huntsville had the highest number of people with bachelors' degrees in 2000; thirty-three percent of the population held bachelors' degrees. In addition, the city had the greatest percent of high school graduates when compared with other major cities in the State.

Table 1 provides a comparison of various socio-economic and demographic statistics for the city of Huntsville, Madison County, and the state of Alabama. Analysis of Table 1 shows that Huntsville's 2000 population represented approximately 57 percent of Madison County's population. Table 1 also shows that, while the city of Huntsville lost population between 1990 and 2000, the Madison County's population increased by approximately 16 percent of its residents. Data indicate that there was an increase of 1,420 residents living in Huntsville between 2000 and 2003. Projections for 2008 also indicate an increase in Huntsville's population. These figures indicate a growth of 4,699 persons, representing a 3 percent increase between 2003 and 2008.

Table 1: Population Characteristics: Census 2000 and 2003 Estimates

Population Characteristics	Huntsville	Madison County	Alabama
Total Population, 2000	158,216	276,700	4,447,100
Population percent change 1990-2000	-0.98	15.8	10.1
Population estimate, 2003	159,636	287,117	4,500,752
Population projection, 2008	164,335	302,734	---

Source: U.S. Census of Housing and Population, 2000 and Chamber of Commerce of Huntsville/Madison County, 2003

Income

Incomes have steadily increased in Huntsville and in Madison County between 1990 and 2003 (see Table 2). In Huntsville, per capita money income grew the largest with a 62.8% growth between 1990 and 2003 and almost 10% between 2000 and 2003. The 2000 and 2003 figures generally show Madison County with larger dollar amounts for the various income types. Per capita income, however, is highest in Huntsville in 1990, 2000 and 2003.

When compared to the United States and Alabama in 2000, Huntsville city had a median household income that was similar to the US, but has a median household income \$6,939 above that of the state of Alabama. With the exception of Georgia, which had a median household income of \$42,433 in 2000, Huntsville had a higher median household income than all of the states in the southeastern United States.

Table 2: Per Capita, Family and Household Incomes for Huntsville and Madison County, 1990, 2000 and 2003

City of Huntsville	1990	2000	2003	% Change 1990-2003	% Change 2000-2003
Per Capita Money Income	\$16,204	\$24,015	\$26,384	62.8	9.9
Median Family Money Income	\$39,961	\$52,202	---	---	---
Average Household Income	\$40,633	\$55,856	\$61,025	50.2	9.2
Median Household Income	\$32,295	\$41,074	\$48,324	49.6	17.7
Madison County	1990	2000	2003	% Change 1990-2003	% Change 2000-2003
Per Capita Money Income	\$15,443	\$23,091	\$25,450	64.8	10.2
Median Family Money Income	\$39,264	\$54,360	---	---	---
Average Household Income	\$40,002	\$57,220	\$63,021	57.5	10.1
Median Household Income	\$33,048	\$44,704	\$48,301	46.2	8.0

Source: Chamber of Commerce of Huntsville/Madison County, 2003

Table 3 shows census tracts with the strongest household income growth between 1990 and 2000 in descending order. The table shows the 28 tracts that experienced 25 percent or greater increase

in median household income during 1990 and 2000. Census tracts 109.01 and tract 1 experienced the largest increases with 109.75% and 106.17% respectively. The average growth over the 48 tracts that showed increases in median household incomes was 13.51%.

Table 3: Census Tracts with the strongest household income growth 1990 – 2000 in Huntsville Alabama, 1990 - 2000

Census tracts	Med Household Income (MEDHHinc) 2000 (\$)	Percent Change in MEDHHinc 1990 - 2000
109.01	79,348	109.75
1	34,583	106.17
112	57,292	71.38
21	14,386	63.53
10	29,143	58.61
4.01	42,589	57.01
12	11,209	55.44
19.01	10,4789	47.81
17	58,333	44.43
18.01	74,559	40.95
113	36,667	38.66
109.02	32,231	34.95
5.02	40,074	34.54
108	55,571	34.14
5.03	47,059	33.22
28.01	45,987	32.7
26	46,003	31.69
19.03	97,245	31.68
8	25,147	31.26
9.01	51,347	31.2
28.02	56,756	31
29.21	50,773	29.91
19.02	89,850	28.96
29.11	70,035	27.85
29.12	78,344	27.41
111	35,435	26.72
7.02	23,872	26.09
4.02	46,302	25.25
20	39,232	25.22
Huntsville	41074	

Source: Geolytics Census CD, 1990 and 2000

Although many tracts experienced increases in median household income, Huntsville also had pockets of poverty, where median household income remained low and in some areas income declined. Seven tracts had growth of less than 10%. Table 4 shows that four tracts experienced

declines in the growth of median household income, 6.01, 6.02, 13 and 25.01 with negative growths of 8.53, 1.96, 11.96 and 10.92 respectively.

Table 4: Tracts With Slow and/or Declining Median Household Income in Huntsville Alabama, 1990 - 2000

Tracts with less than 10% HH income growth	Med HH inc 2000	Percent Change in HH inc 1990 - 2000
6.01	40,100	-8.53
6.02	35,000	-1.96
11	11,875	2.15
13	25,839	-11.93
22	22,500	3.16
23	27,038	1.22
25.01	17,589	-10.92
25.02	24134	0.70
27.22	70,625	9.26

Source: Census of Housing and Population, 2000

Employment

Economic prosperity of Huntsville/Madison County has placed this area as the eighth best place to start a business according to Forbes Magazine. The position has been well earned when a quick assessment showed that the Huntsville MSA has launched companies such as Time Domain, SCI Systems, SIRSI Corporation, Intergraph, Avocent and ADTRAN. More than 50 Fortune 500 companies, including Boeing, Daimler Chrysler Corporation and Dunlop Tire Corporation have operations in Huntsville (Huntsville/Madison County Chamber of Commerce).

Cummings Research is host to companies such as Avex Electronics, Teledyne Brown, Scientific Atlantic, Computer Science Corporation and Lockheed Martin. All have offices in this Park along with other economic and research activities including government and academic research initiatives. As reported by the Chamber, there are more than 220 companies active in more than 40 separate technology fields within Cummings Research Park.

The Huntsville/Madison County Chamber of Commerce also reports that the U.S. Army continues to be the largest single employer in Huntsville/Madison County with just over 12,800 working on Redstone Arsenal. NASA's George C. Marshall Space Flight Center, with over 2,700 employees, is also located on Redstone Arsenal.

The economy of Huntsville has remained stronger than the state's economy. Like the state, unemployment rates rose steadily between the years 2000- 2003; however at a lower rate than the State. Tables 5 (a), (b), (c), and (d) profile the employment trend for the four year period of 2000-2003

Table 5a: Employment 2000-2003 (*Huntsville Metropolitan Area)

	2000	2001	2002	2003
Civilian Labor Force	175,460	178,080	178,555	177,551
Employment	170,390	171,770	170,995	169,463
Unemployment	5,070	6,310	7,560	8,088

Source: Alabama Department of Industrial Relations, Annual Averages.

**Madison and Limestone counties*

Table 5b: Unemployment Rates 2000-2003 (*Huntsville Metropolitan Area)

Place	2000	2001	2002	2003
Huntsville M.S.A.	2.9%	3.5%	4.2%	4.6%
Madison County	2.8%	3.4%	4.0%	4.4%
Huntsville Region	3.8%	4.7%	5.2%	5.4%
State of Alabama	4.6%	5.3%	5.6%	5.7%

Source: Alabama Department of Industrial Relations, Annual Averages.

**Madison and Limestone counties*

The structure of the economy is undergoing changes in key sectors. The manufacturing sector has declined each year. Retail trade has also made a fairly sharp decline in the four-year period. Government sector has increased slightly. Most notably is the increase in the service industry.

Table 5c: Employment by Industry 2000 - 2003 (*Huntsville Metropolitan Area)

Employment Type	2000	2001	2002	2003
Total Non-Agricultural Employment	184,800	186,400	184,108	180,708
Manufacturing	35,700	34,900	33,058	32,184
Durable	29,000	28,300	26,783	26,417
Non-Durable	6,600	6,500	6,275	5,767
Non-Manufacturing	149,200	151,600	153,675	148,524
Employment Type (Cont'd)	2000	2001	2002	2003
Construction & Mining	7,000	7,100	6,925	7,092
Transportation /Utilities	4,700	5,000	4,808	4,892
Wholesale Trade	6,100	6,300	8,892	5,350
Retail Trade	31,600	32,000	31,108	19,308
Finance/Insurance/Real Estate	5,100	5,100	5,033	5,408
Services	54,800	55,800	56,058	65,199
Government	39,900	40,300	40,850	41,275
Federal	15,400	15,500	15,425	15,533
State & Local	24,500	24,800	25,425	25,742

Source: Alabama Department of Industrial Relations, Annual Averages.

Housing

Table 2 shows that residential building has been strong for both single-family and multifamily dwelling units in Huntsville. It shows the number of subdivision approvals, multifamily units, residential building permits, and MLS average sale prices for single-family houses. Between 2002 and 2003, the number of building permits for multifamily dwelling units increased by 527%. The number of single-family units sold between 2001 and 2002 declined; however the

market rebounded with a 28% increase for 2002-2003. Over the four-year period, the average sale price for single-family units increased by 3.1%.

Table 6: Residential Growth for Huntsville, Alabama 2000-2003

Residential Activity	2000	2001	2002	2003
Subdivision Approval				
• Single Family Lots	495	222	146	629
• Multifamily Dwelling Units	0	795	114	1,256
Residential Building Permits				
• Single Family Dwelling Units	396	391	459	503
• Multifamily Dwelling Units	114	680	154	967
Residential Certificates of Occupancy				
• Single Family Dwelling Units	380	363	434	453
• Multifamily Dwelling Units	6	288	530	180
MLS Average Sales Prices				
• Single Family Average Sales Price	\$122,583	\$124,655	\$130,591	\$136,684
• Single Family Units Sold	1,733	1,869	1,727	2,219

Source: Huntsville Development Review, Annual 2000, 2001, 2002, 2003

Although the total population in the City of Huntsville declined between the 1990 and 2000 Census counts, the total number of households increased. There were 63,131 households reported in the 1990 Census; by the 2000 count, the total households had increased to 66,742.

A key factor to the understanding of housing accessibility and availability is a good profile of household types in the City. The information provided in tabular form below shows the location of particular types of households including, five or more member households, one-person households, and elderly households.

An assessment of where population groups are locating shows distinct areas of concentration by size and by race in the City. Table 6 features the areas of the City where families of various size and elderly households are located. The high percentages indicate strong clustering particularly for elderly households.

Table 6: Household Types by Census Tracts: Large Families, Single Persons and Elderly

Tracts with highest % of HH size five +	Percent	Tracts with highest % of 1 person HH	Percent	Tracts with 25% or more Head of HH 65 years or more	Percent
2.01	12.5%	25.01	54.8	19.02	65.7%
2.02	9.0%	1	51.5	27.01	40.4%
3.01	12.0%	25.02	49.9	19.03	36.4%
3.02	11.0%	7.02	49.5	26	35%
4.01	12.2%	10	47.8	18.01	32.2%
5.03	11.5%	22	45.4	7.02	29.3%
111	21.0%	9.02	45.3	9.01	29.1%
6.01	7.5%	26.0	43.9	20	29.0%
Tracts with highest % of HH size five +	Percentage	Tracts with highest % of 1 person HH	Percentage	Tracts with 25% or more Head of HH 65 years or more	Percentage
4.02	12.5%	13	43.6	19.01	28.0%
		20	43.3	2.01	28.5%
		14	43.1	1	27.2%
		28.01	42.3	17	26.7%
		27.01	40.3	6.01	26.0%
				6.02	25.4%
				3.01	25.0%

Source: Census of Housing and Population, 2000

An analysis of the spatial residential pattern by races shows strong separation in geographic sectors of the City. Table 7 shows where the distinct patterns of separation are strongest between Blacks and Whites in the City.

The tracts marked by an asterisk (*) are those tracts with the lowest percentage of owner occupied housing (less than 1/3 Owner Occupied) within the City. Tract 16 has 97.7% renter occupied housing; tract 12 had 75.6; and tract 11 had 72.6%. The disparity found in these tracts is glaring given the City's total percentage of renter occupied housing reported as 38.5% in the 2000 census.

Table 7: Residential Location of Population by Race

Tracts with 75% or more White Households	Percent of White Households (2000)	Tracts with 50% or more Black population	Percentage of Blacks (2000)
18.01	97.7	2.01	96.88
17	97.5	12*	93.33
19.03	97.3	3.02	83.43
20	97.1	5.02	81.10
19.03	97.0	7.01	78.80
114	96.5	4.01	75.66
113	96.3	2.02	72.53
27.01	96.2	3.01	71.96
10*	95.0	16*	71.96
9.01	94.6	5.01	68.24
109.01	94.6	13	61.07
19.01	94.5	7.02	55.35
27.21	94.2	11*	52.69
29.12	94.0	6.02	50.84
9.02	94.0		
29.11	93.3		
102	92.3		
28.02	92.3		
29.22	92.1		
26	91.0		
27.22	90.9		
28.01	88.7		
29.21	88.3		
101	87.3		
1	85.6		
109.02	83.4		
14	75.2		
23	74.5		

Source: www.census.gov

Age of Housing Stock by Census Tract Location: The core area of the City, following expected patterns, holds the older housing stock. These areas have some correlation with the concentration of renter occupied housing. As noted on Table 8 three of the tracts, 11, 12, and 16 have renter occupancy ranging from 73% to 98%.

Table 8: Census Tracts with Highest Percentage of Older Housing Stock

Census Tracts	Percentage of Housing Units Built Between 1930 -1959
1.0	55.8%
2.01	46.5 %
2.02	49.6%
8.0	42.04%
10.0	79.3%
11.0*	57.0%
12.0*	58.9%
16.0*	60.6%
17.0	66.3%
18.01	50.0%
20.0	80.8%
21.0	51.3%

Source: www.census.gov

Public Housing: The Huntsville Housing Authority maintains 1,865 apartments with fourteen housing complexes. The number of assisted housing units is still inadequate by evidence of the large number of names of a waiting list for assisted housing. In addition to the assisted housing offered by the Housing Authority, there are subsidized units totaling 1,173, of which 350 units are Section 202 Elderly apartment units. The assisted housing complexes are shown on Table 9 and the subsidized units shown on table 10.

Table 9: Assisted Housing Complexes

Complex	Total Units	Percent Elderly	Percent family	Percent minority
Butler Terrace & Addition	254	6%	92%	94%
Brookside	72	43%	57%	29%
Councill Court & Addition	196	12%	87%	90%
Johnson Towers	120	71%	28%	79%
L. R. Patton & Addition	100	3%	97%	85%
Lincoln Park	194	12%	88%	73%
Northwoods & Add	447	15%	85%	94%
Searcy Homes	100	6%	94%	95%
Todd Towers	100	6%	92%	95%

Source: Strategic Facilities Analysis Plan 2000, City of Huntsville Housing Authority

Table 10: Subsidized Housing Units

Subsidized Housing Units (Complex)	Number of Units
Presbyterian Apartments	206
Adventist Towers	76
Mayfair Towers	54
Phoenix House	14
Valley Garden Apartments	144
Oak Park Apartments	72
Westlake Apartments	72
Cherokee Bend Apartments	50
Westland Apartments	225
Burgundy Square Apartments	90
Russell Erskine Apartments	69
Summit Apartments	100

Source: Strategic Facilities Analysis Plan 2002, City of Huntsville Housing Authority

SECTION III: EVALUATION OF JURISDICTION'S CURRENT FAIR HOUSING LEGAL STATUS

Legislation that has been passed to govern the actions of agencies and individuals as regards fair housing are found at both the Federal and State levels of government.

**FEDERAL FAIR HOUSING
ACT OF 1968 (TITLE VIII OF
THE CIVIL RIGHTS ACT OF
1968)**

Federal Law

With the passage of the 1968 Civil Rights Act, discrimination in housing on the basis of race, color, religion and national origin or ancestry was made unlawful. Title VIII of the Civil Rights Act of 1968 encases the language to address housing discrimination under the Fair Housing Act. In 1988 the Fair Housing Act was amended adding to the Title VIII provisions handicapped and familial status as protected classes. In 1990, the Americans with Disabilities Act broadened the requirements for accommodations for persons with disabilities in housing.

Within the U.S. Department of Justice, the Civil Rights Division has the responsibility for enforcing federal statutes prohibiting discrimination.

STATE OF ALABAMA FAIR HOUSING ACT (1975)



State Law

Within constitutional limitations, it is the policy of this state to provide for fair housing throughout the state. **It shall be unlawful:**

- (1) To refuse to sell or rent after the making of a bona fide offer, to refuse to negotiate for the sale or rental of, or otherwise to make unavailable or deny a dwelling to any person because of race, color, religion, sex, familial status, or national origin;
- (2) To discriminate against any person in the terms, conditions, or privileges of sale or rental of a dwelling, or in the provision of services or facilities in connection with it, because of race, color, religion, sex, familial status, or national origin;
- (3) To make, print or publish, or cause to be made, printed, or published, any notice, statement, or advertisement with respect to the sale or rental of a dwelling that indicates any preference, limitation, or discrimination based on race, color, religion, sex, handicap, familial status, or national origin or an intention to make the preference, limitation, or discrimination;
- (4) To represent to any person because of race, color, religion, sex, handicap, familial status, or national origin that any dwelling is not available to inspection, sale or rental when the dwelling is available;
- (5) For profit, to induce or attempt to induce any person to sell or rent any dwelling by representations regarding the entry or prospective entry into the neighborhood of a person or persons of a particular race, color, religion, sex, handicap, familial status, or national origin;
- (6) To discriminate in the sale or rental, or to otherwise make unavailable or deny, a dwelling to any buyer or renter because of a handicap.
- (7) To discriminate against a person in the terms, conditions, or privileges of sale or rental of a dwelling, or in the provision of services or facilities in connection with the dwelling, because of a handicap.

It shall be unlawful to deny any person access to, or membership or participation in, any multiple listing service, real estate brokers' organization, or other service, organization, or facility relating to the business of selling or renting dwellings or to discriminate against him or her in the terms or conditions of the access, membership, or participation on account of race, color, religion, sex, handicap, familial status, or national origin.

It shall be unlawful for any person or other entity whose business includes engaging in residential real estate related transactions to discriminate against any person in making available such a transaction, or in the terms or conditions of the transaction, because of race, color, religion, sex, handicap, familial status, or national origin.

There have been no fair housing complaints or compliance reviews where the HUD secretary has issued a charge of or made a finding of discrimination against the city of Huntsville. To date, the Community Development Department, which has the responsibility for receiving complaints of housing discrimination, has no knowledge of any findings or charges of fair housing discrimination.

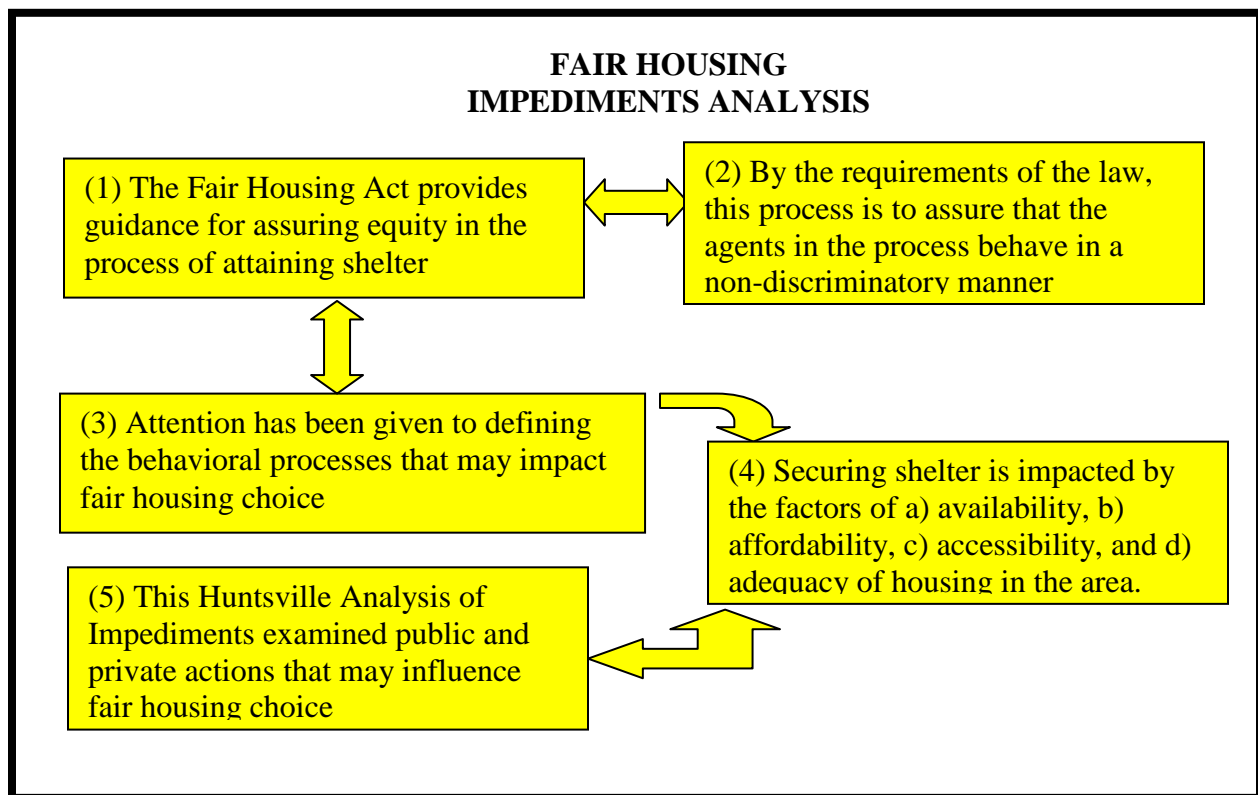
Fair Housing Discrimination Suits

A consultation with the Central Alabama Fair Housing Center and archives of the Huntsville Times, and the web site of the U.S. Department of Justice found no active fair housing discrimination suits in the City of Huntsville. A review of the federal courthouse records revealed that there are no complaints/court cases on file.

SECTION IV: ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING

Fair housing refers to the equal opportunity for families or individuals to reside in, to buy, or to rent housing of their choice in the neighborhood of their choice and for which they financially qualify. The Fair Housing Act seeks to prohibit discrimination in housing sales or rentals or in housing lending and insurance on based on race, ethnicity, religion, disability, sex, national origin or familial status (the presence of children under 18 in the household). Fair housing as a concept speaks to the egalitarian goals of availability, accessibility, affordability, and adequacy in housing choices for people in a community. This analysis of impediments to fair housing choice in the City of Huntsville provides an insightful assessment that shows how the egalitarian goals listed above might be impeded by actions, policies, and behavior patterns within a community. Figures 1, 2 and 3 provide a general analysis of the process for analyzing the impediments to fair housing, considering what the issues are, the agents involved and the sources or factors that often act to impede fair housing choice.

Figure 1: Fair Housing Impediments Analysis



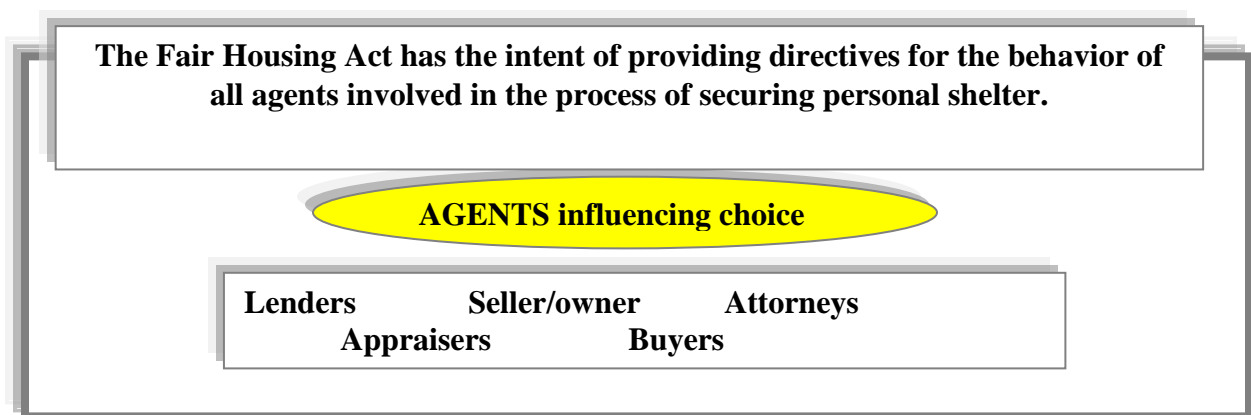
Source: C. Jordan-Wilson, 2004

The process outlined in figure 1 is based on the dynamic interplay of five concepts:

1. Fairness or equal treatment for those seeking shelter
2. Avoidance of acts that constitute illegal conduct by any of the agents involved in process of attaining shelter.
3. Public awareness or knowledge of core fair housing protection and prohibition statutes (local, state, and federal)
4. Agreement on key factors that limit housing choice in communities
5. Understanding of the bundle of issues that impact fair housing choice.

The support of a fair housing environment within a community is evidenced by the interaction of many actors/agents and components within the city. The key agents whose behavior impacts the goal of fair housing are lenders, sellers/owners, appraisers, attorneys and buyers. The agents act within both the public and private sector of a community.

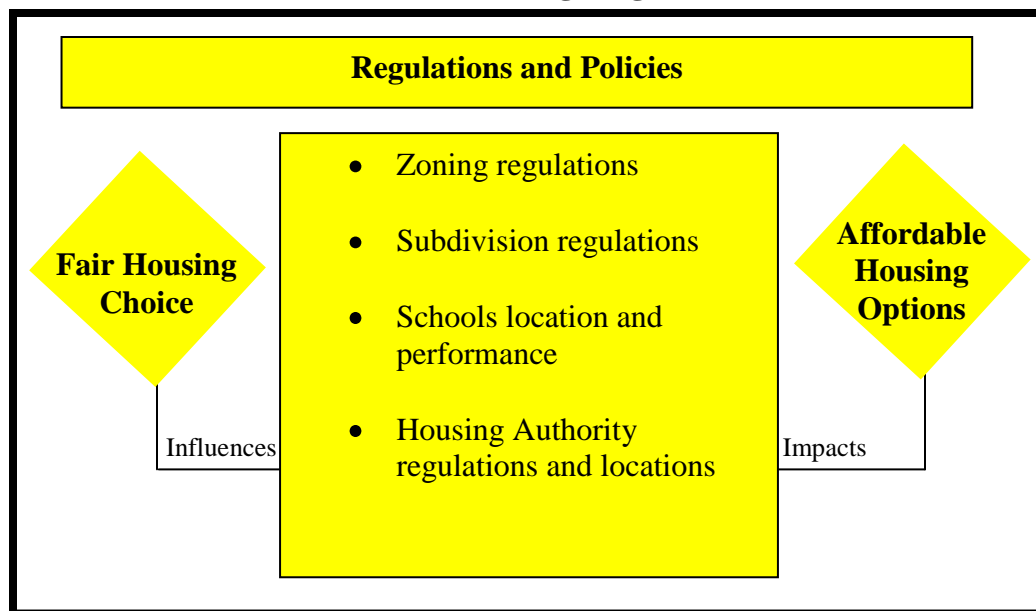
Figure 2: Agents influencing Fair Housing Choice



Source: C. Jordan-Wilson, 2004

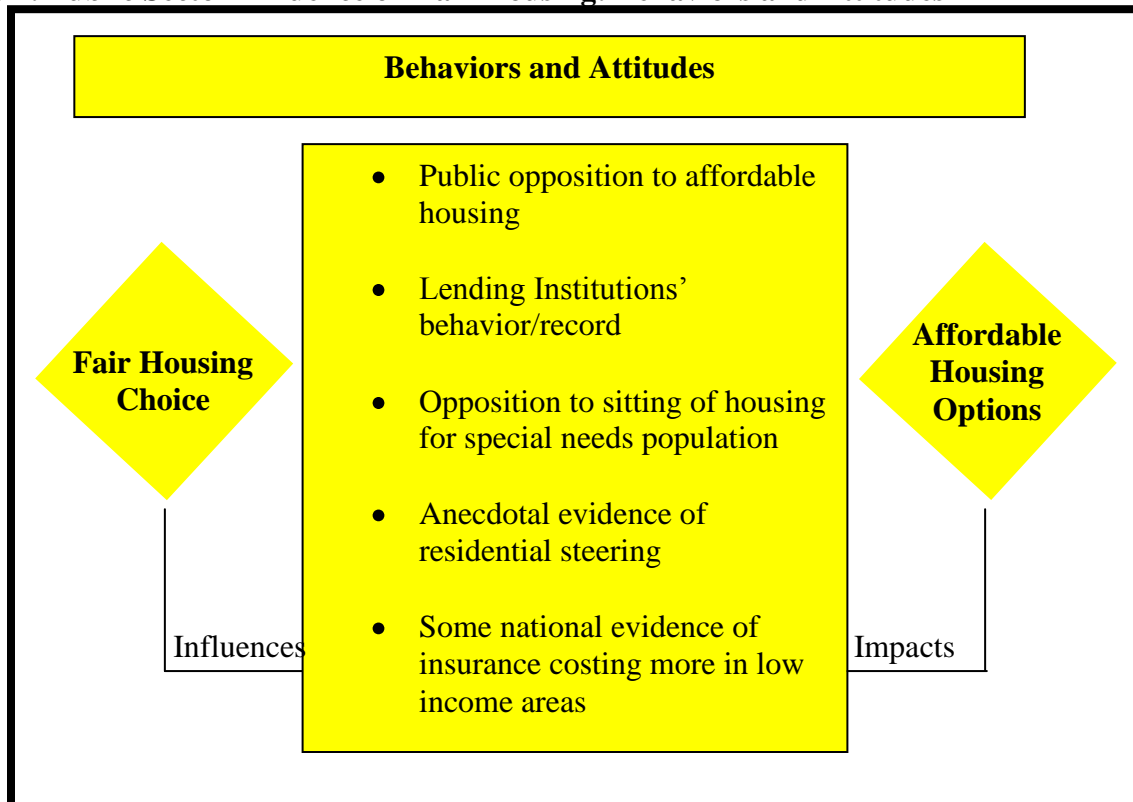
The public sector's influence can be examined through the regulatory policies, fees, and programs' criteria and standards. The private sector's influence is denoted by behaviors and attitudes that emerge from this sector and that are a part of the culture of some private organizational structure. Figures 3 and 4 give a schematic of each of these influences. The impact of behavior and attitudes on fair housing is difficult to document. Figure 4 denotes some key areas of behavior that often influence fair housing choice.

Figure 3: Public Sector Influence on Fair Housing: Regulation and Policies



Source: C. Jordan-Wilson, 2004

Figure 4: Public Sector Influence on Fair Housing: Behaviors and Attitudes



Source: C. Jordan-Wilson, 2004

Factors related to Fair Housing Choice in Huntsville: Public Sector Analysis

Regulatory Policies: There are a group of regulations, codes, and policies in place that influence actions and practices which are associated with housing. The City of Huntsville's Zoning Ordinance provides the regulatory cornerstone for the physical allocation of space for particular uses. Although the zoning ordinance shows residential land use categories spatially allocated throughout Huntsville, small lots are more prevalent in the core area of the city. Lot sizes typically influence housing choice. In the inner city where the average lot sizes are smaller, there has been a significant slow down in new construction. The stock of affordable housing is therefore most often found in the core of the inner city; this reality restricts housing choice for those of low to moderate income to these areas. Map 1 shows the median value of homes and denotes the dominant patterns of affordable housing patterns being concentrated in the inner city.

The housing development process is guided by a set of regulations that control development and the approval requirements, which guide that process. The housing development process, influenced by zoning, subdivision regulations and building codes, factors into the cost of housing. Zoning classification and the provision of infrastructure (as required by subdivision regulations) attribute to the cost of land development; these dynamics interact and impact the availability of affordable housing options. The lack of affordable housing limits housing choice. Land cost has been accelerating throughout most areas of this community. Few exceptions to this escalation in land cost are found in areas where the community is economically declining.

Subdivision regulations influence the cost of housing construction. Such regulations typically include: minimum residential lot sizes, minimum unit sizes, garage requirements, or landscaping and infrastructure requirements. Code enforcement regulations support the goal of enhancing the quality of life in neighborhoods. Code enforcement in Huntsville is supportive of the goal of maintaining an affordable housing stock. Experience has shown that the lack of enforcement of codes can lead to even more loss of affordable housing due to neglect by owners and ultimate deterioration.

Public Housing: Low-income public housing provides to eligible persons affordable, safe, decent, and sanitary housing. Public housing attempts to ensure a social and economical mix of low-income residents in order to foster social stability and upward mobility. Eligibility requirements are determined by the U.S. Department of Housing and Urban Development (HUD), and the rent of eligible residents is based upon adjusted gross income.

The application procedures, admission and selection criteria for both public housing units and Section 8 have requirements that applicants must meet. The Housing Authority updates its written policies to assure compliance with federal, state and local laws. Two of the most recent policy amendments will enhance housing choice for public housing tenants. These policies are: i) Preference for public housing will be given to individuals who spend 50% of their disposal income in rent or utilities; and ii) the old policy which gave placement preference (for example, Section 8) to individuals who were not currently receiving housing assistance, was deleted.

The lack of availability of affordable housing is supported by the waiting list averaging 500 to 600 for Section 8 vouchers. For public housing, the waiting list averages 400; however there is a fairly constant vacancy rate. The rejection of some locations by public housing applicants creates a problem in meeting the housing needs of those who apply. The rate of rejection may relate to a housing choice issue for those who need housing: Different housing developments have different livability perceptions, thus, given the choice of what is available they (applicants) are not accepting placement.

Housing and Affordability: As of the census of 2000, there are 158,216 people, 66,742 households, and 41,713 families residing in the city. The population density is 351.0/km² (909.0/mi²). There are 73,670 housing units at an average density of 163.4/km² (423.3/mi²) (Census Bureau, 2000).

Table 11: Housing Units Characteristics of Huntsville, Alabama 2000

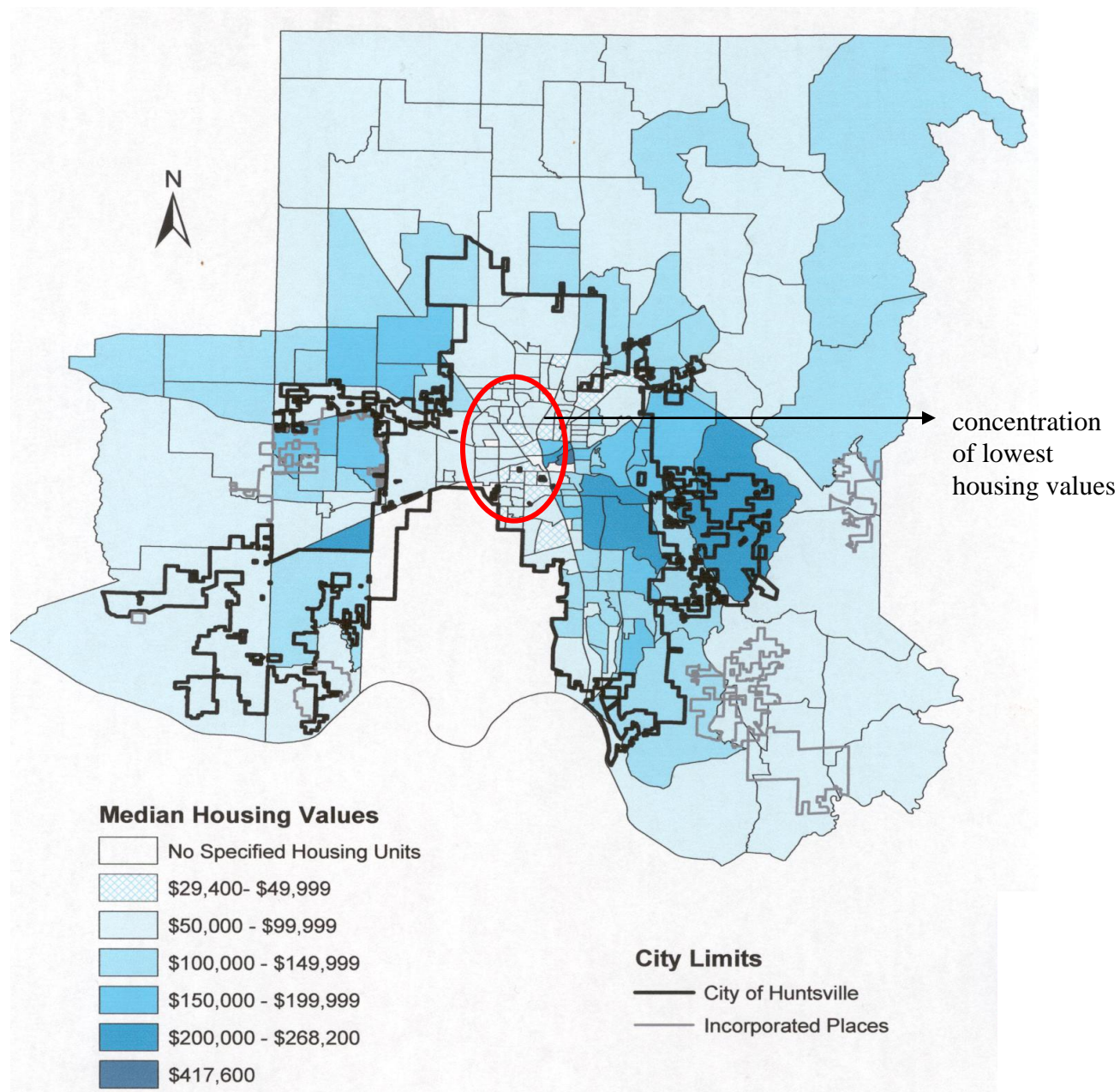
Housing Tenure	Housing Units	Percent
Occupied housing units	66,742	100.00%
Owner-occupied housing units.	41,121	61.61%
Renter-occupied housing units.	25,621	38.39%

Source: www.census.gov

The median house price in Huntsville is \$94,125, however, the median income for a household in the city is \$41,074, and the median income for a family is \$52,202. Males have a median income of \$40,003 versus \$26,085 for females. The per capita income for the city is \$24,015. 12.8% of the population and 9.8% of families are below the poverty line. Out of the total people living in poverty, 18.7% are under the age of 18 and 9.0% are 65 or older.

The average monthly housing payment in Huntsville is \$581. According to the Alabama Real Estate Research and Education Center at the University of Alabama (2002), housing affordability in Alabama increased in 8 of 10 metropolitan areas. The housing affordability index fell only in Huntsville and Montgomery, the two locations, not coincidentally, that saw the greatest rate of home price appreciation during the third quarter of 2002. These metropolitan areas were the only two areas that experienced increases in affordability because of falling prices the previous quarter.

The statewide housing affordability index is calculated as the ratio of the state's actual median family income to the income needed to purchase and finance the state's median priced home. An index number of 100 means that a family earning the state's median income has just enough buying power to qualify for a mortgage loan on the state's median priced, single-family home. Higher index numbers reflect more affordable housing. However, if housing prices continue to rise and outpace the growth in household income, more and more households will be priced out of the market.



Map 1: Median Housing Values in Madison County, 2000






Source: City of Huntsville, Planning Division, 2003

Schools: The academic performance of schools has been shown to influence the choice of location of people seeking housing. The performance of schools in Huntsville, based on standardized test scores shows great disparity. Seven schools were noted as “failing to make adequate yearly progress”. These schools are shown on Map 2. This map associates schools with the median value of homes. Thus, there is some association between the income of the communities and the performance of the students.

According to the Alabama Department of Education, the schools highlighted on Map 2 failed to make “Adequate Yearly Progress” (AYP) in 2003. These schools are in areas where affordable housing stock is most available. Map 3 shows the median value of owner-occupied housing units; the lowest values are found mainly in the city of Huntsville where the schools that failed to make AYP are located. Thus low-income housing choices are strongly correlated with low performing schools, which limits not only housing, but also educational quality for those seeking affordable housing.

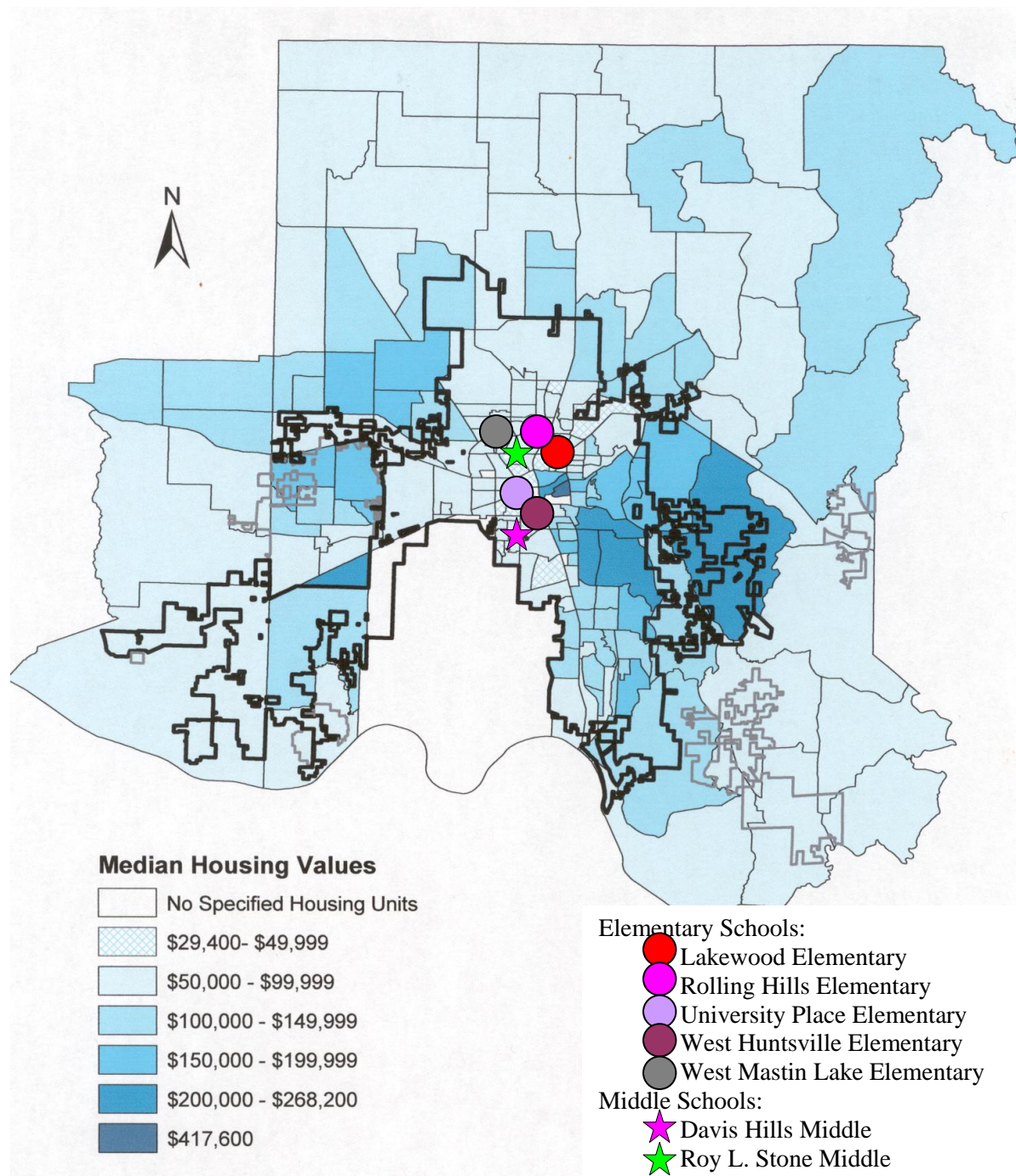
Schools That Did not Make AYP

Elementary Schools:

-  Lakewood Elementary
-  Rolling Hills Elementary
-  University Place Elementary
-  West Huntsville Elementary
-  West Mastin Lake Elementary

Middle Schools:

-  Davis Hills Middle
-  Roy L. Stone Middle



Map 2: Location of Schools that did not meet AYP (Adequate Yearly Progress) displayed with Median Housing Values in Madison County, 2000

Source: City of Huntsville, Planning Division, 2003

Factors related to Fair Housing Choice in Huntsville: Private Sector Analysis

Banking/Lending Institutions Practices: The Home Mortgage Disclosure Act (HMDA) requires most financial institutions to compile and disclose data about loan applications they receive and home purchase and home improvement loans they originate (approve) or purchase during each calendar year. Institutions required to file HMDA data include commercial banks, savings and loans, credit unions, and mortgage companies. The source of HMDA data is the Federal Reserve Bank Federal Financial Institutions Examination Council (FFIEC).

A review of the FFIEC Home Mortgage Disclosure Data Report in 2003, for Huntsville, shows that there are at least 17 lending institutions (banks and other mortgage institutions) in the Huntsville MSA. The HMDA data are intended to assist communities in determining whether financial institutions are meeting housing credit needs, to assist public officials in targeting community development investment, and to assist communities in determining possible discriminatory lending practices. Data is reported on an annual basis to assess the compliance of these institutions with the Community Reinvestment Act (CRA). The CRA (amended in 1995) requires federal regulators to monitor and assess what and how financial institutions are meeting the financial needs of their service area, including low and moderate-income census tracts. The FFIEC Inter-agency CRA ratings were available for some of the banks in Huntsville. This data shows that the majority of the ratings were satisfactory, with South Bank being rated as outstanding in 1993 (Table 12).

Table 12: FFIEC Interagency CRA Rating

Bank Name	Exam Date	CRA Rating
BANK ALABAMA-HUNTSVILLE	4/29/1990	SATISFACTORY
BANK ALABAMA-HUNTSVILLE	7/1/1992	SATISFACTORY
BANK ALABAMA-HUNTSVILLE	6/1/1994	SATISFACTORY
BANK ALABAMA-HUNTSVILLE	6/1/1996	SATISFACTORY
CITIZENS INDEPENDENT BANK	6/23/1990	SATISFACTORY
FIRST AMERICAN FS & LA	4/5/1993	SATISFACTORY
FIRST COMMERCIAL BANK OF HUNTSVILLE	4/1/1993	SATISFACTORY
FIRST COMMERCIAL BANK OF HUNTSVILLE	6/1/1995	SATISFACTORY
FIRST COMMERCIAL BANK OF HUNTSVILLE	11/1/1997	SATISFACTORY
FIRST COMMERCIAL BANK OF HUNTSVILLE	1/1/2004	SATISFACTORY
SOUTHBANK, A FEDERAL SAVINGS BANK	7/22/1991	SATISFACTORY
SOUTHBANK, A FEDERAL SAVINGS BANK	7/12/1993	OUTSTANDING
SOUTHBANK, A FEDERAL SAVINGS BANK	8/14/1995	SATISFACTORY
SOUTHBANK, A FEDERAL SAVINGS BANK	10/27/1997	SATISFACTORY
SOUTHBANK, A FEDERAL SAVINGS BANK	1/18/2000	SATISFACTORY
SOUTHBANK, A FEDERAL SAVINGS BANK	12/27/2002	SATISFACTORY
SOUTHTRUST BANK OF HUNTSVILLE, N.A.	8/1/1991	SATISFACTORY

Source: <http://www.ffiec.gov/cracf/crarating/cra>

Table 13 shows the disposition of applications for various types of home loan purchases by race, gender and income in Huntsville MSA, Alabama in 2003. The types of home purchases include FHA which indicates any mortgage loan insured by the Federal Housing Administration; FSA/RHS which indicates any mortgage loan guaranteed by U.S. Department of Agriculture through the Rural Housing Service or the Farm Service Agency; and VA which indicates any mortgage loan guaranteed by the Veterans Administration for eligible veterans purchasing single family homes or multifamily homes if the veteran will occupy one of the units. On the other end is the conventional loan, which is any mortgage loan that is not insured or guaranteed by a government agency (such as FHA, VA, RHS or FSA).

An analysis of Table 13 indicates that Whites, Blacks and Hispanics had 80% (1464 of 1663); 82% (395 of 494); and 88% (46 of 56), respectively of their applications funded. All females made fewer loan applications than men, except in the case of Black women who had 45% (224 applications) and black men who made 33% of the loan applications. The data shown on Table 2 also provides insight on the rate of loan approval based on median income perspective for applicants. The data shows that persons with incomes 50% or less of the median and up to 79% of the median are denied three times as often as others. Applicants with incomes 50% of the Huntsville's MSA median had the highest denial rate of 9.7%. Applicants with incomes of 50% of the median income of Huntsville's MSA had funding rates of 86 – 88%.

**Table 13: Disposition of Applications for FHA, FSA/RHS, and VA Home-Loan Purchases, 1 to 4 Family Homes, by Race, Gender and Income of Applicant 2003
Huntsville MSA**

Race, Gender & Income	Apps. Received	Loans Originated	Apps. Approved But Not Accepted	Apps. Denied	Apps. Withdrawn	Files Closed as Incomplete
American Indian/Alaskan Native (total)	7	7	0	0	0	0
Male	4	4	0	0	0	0
Female	2	2	0	0	0	0
Joint (Male/Female)	1	1	0	0	0	0
Asian/Pacific Islander (total)	20	17	1	1	1	0
Male	9	8	0	0	1	0
Female	6	6	0	0	0	0
Joint (Male/Female)	5	3	1	1	0	0
Black (total)	494	395	14	46	27	12
Male	165	133	5	16	8	3
Female	224	183	9	16	11	5
Joint (Male/Female)	104	78	0	14	8	4
Hispanic (total)	56	46	4	3	3	0
Male	33	25	4	2	2	0
Female	11	9	0	1	1	0
Joint (Male/Female)	12	12	0	0	0	0
White (total)	1663	1464	30	65	82	22
Male	688	599	14	33	37	5
Female	381	333	6	11	19	12
Joint (Male/Female)	593	531	10	21	26	5
Other (total)	16	9	0	6	0	1
Male	6	4	0	1	0	1
Female	5	4	0	1	0	0
Joint (Male/Female)	5	1	0	4	0	0
Joint (White/Minority) (total)	53	48	0	4	1	0
Male	6	5	0	1	0	0
Female	3	2	0	1	0	0
Joint (Male/Female)	44	41	0	2	1	0
Race not available (total)	73	42	3	10	16	2
Male	15	11	0	2	1	1
Female	9	7	0	0	2	0
Joint (Male/Female)	4	3	0	1	0	0
Income of Applicants						
Less than 50% of MSA median	586	471	17	57	27	14
50-79% of MSA median	787	693	13	36	37	8
80-99% of MSA median	361	312	9	20	16	4
100-119% of MSA median	239	210	7	8	10	4
120% of MSA median	365	319	4	10	26	6
Income not available	44	23	2	4	14	1

Source: FFIEC, 2003

Table 14 analyzes the reasons for the denial of loan applications. Examination indicates that credit history was the primary reason for denial, with debt to income ratio being second. Table 4 summarizes data found in Appendix 1, which details loans sold, by characteristics of the borrower and of the census tract in which the property is located by the type of purchaser. Appendix 1 also shows loans sold by the institution, detailed by the race, sex, and income of the borrower; by the racial and income characteristics of the census tract in which the property is located; and by the type of entity that purchased the loan (such as Fannie Mae, commercial bank, or affiliate of the institution); this data is produced for each MSA in which the institution has offices.

Table 14: Reason for Denial of Application for FHA, FSA/RHS and VA Home Purchase Loans by Race, Gender and Income of Applicant, 2003 Huntsville, AL MSA

Applicant Characteristics	Debt-to-Income Ratio		Employment History		Credit History		Collateral		Insufficient Cash	
	Number	%	Number	%	Number	%	Number	%	Number	%
RACE										
American Indian/Alaskan native	0	0	0	0	0	0	0	0	0	0
Asian Pacific Islander	0	0	0	0	0	0	0	0	0	0
Black	13	25	0	0	27	52	2	4	4	8
Hispanic	0	0	0	0	0	0	0	0	0	0
White	12	18	5	8	18	28	6	9	4	6
Other	0	0	0	0	1	17	0	0	0	0
Joint (White/Minority)	0	0	0	0	2	50	0	0	0	0
Race not available	0	0	1	17	3	50	1	17	0	0
GENDER										
Male	11	20	0	0	19	35	1	2	4	7
Female	7	22	3	9	11	34	5	16	0	0
Joint (male/female)	7	15	2	4	20	43	2	4	4	9
Gender not available	0	0	1	25	1	25	1	25	0	0
INCOME										
Less than 50% of MSA median	13	23	3	5	18	32	4	7	3	5
50-79% OF MSA median	6	15	1	3	16	40	1	3	4	10
80-99% OF MSA median	3	14	2	9	10	45	1	5	1	5
100-119% OF MSA median	1	14	0	0	4	57	0	0	0	0
120% OR MORE OF MSA median	1	14	0	0	3	43	2	29	0	0
Income not available	1	33	0	0	0	0	1	33	0	0

Source: FFIEC, 2003

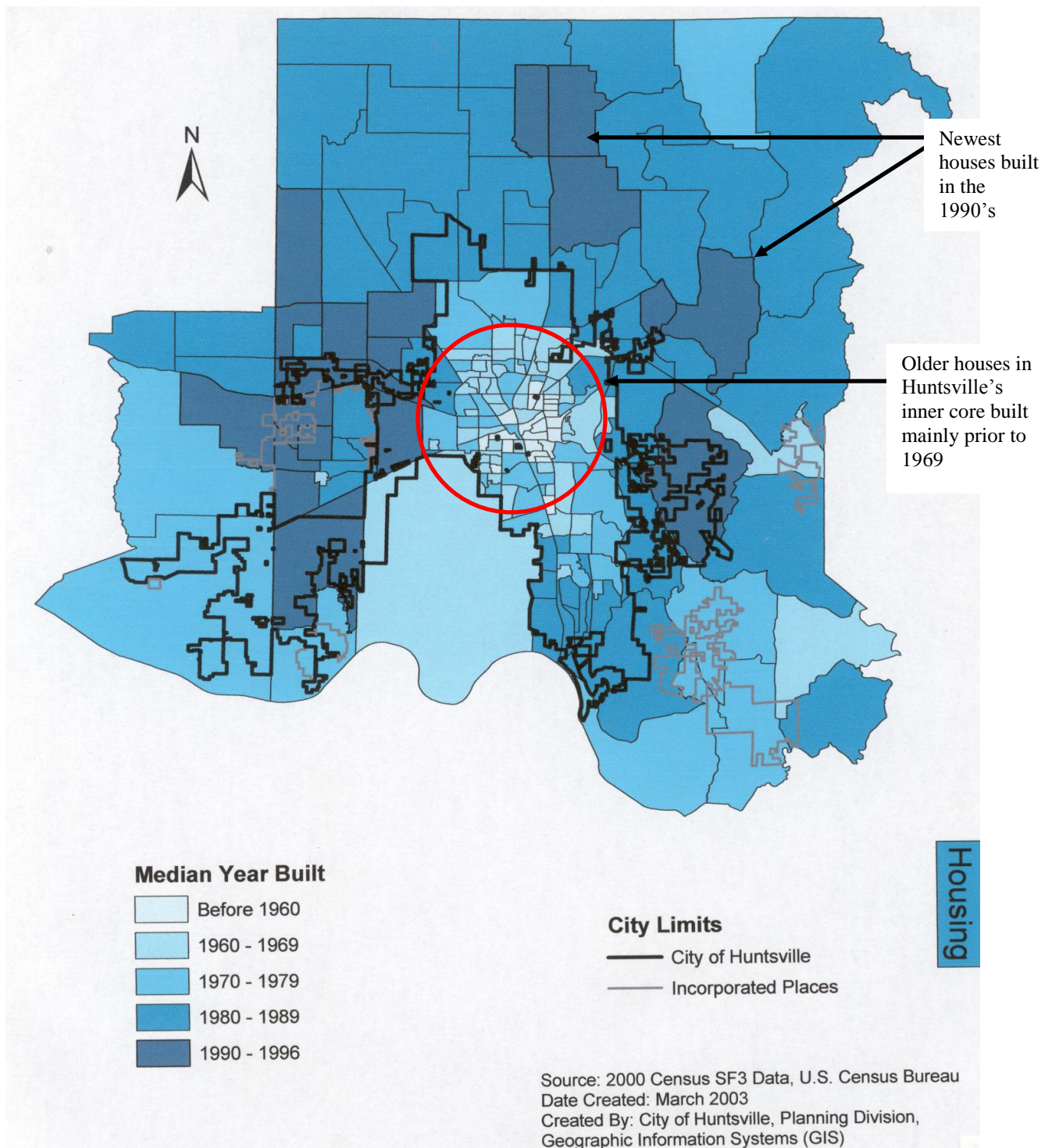
An analysis of table 15 shows that the average amount per loan for Blacks was \$109,260 and for Whites is \$123,845 and Hispanics is \$104,140 based on 2003 FFIEC data. A significantly larger number of loans were sold to men, versus women in 2003. Men have borrowed a total of almost \$900,000 while women have borrowed about half of this. The average amount of the loan for men is \$114,800, while for women the average is approximately \$95,950.

Table 15: Borrower Characteristics and Loans Sold in Huntsville MSA, 2003

BORROWER CHARACTERISTICS	# of loans sold	Loan sold amount \$000
AMERICAN IND/ALASKAN NATIVE	65	7,254,000
ASIAN/PACIFIC ISLANDER	347	47,471,000
BLACK	2,746	300,028,000
HISPANIC	207	21,557,000
WHITE	20,128	2,492,753,000
OTHER	180	21,904,000
JOINT (WHITE/MINORITY)	407	55,275,000
RACE NOT AVAILABLE	3,802	464,030,000
MALE	7,508	861,924,000
FEMALE	4,726	453,464,000
JOINT (MALE/FEMALE)	12,638	1,725,426,000

Source: FFIEC, 2003

Map 3 shows that the majority of housing units in Huntsville's inner city were built before 1960. When housing construction is viewed county-wide (not just in Huntsville), the data shows that overall new construction has been mainly in the county.



Map 3: Median year structures were built based on location within Madison County in 2000.

Tables 16a and 16b show loans purchased for census tracts with, Black populations 70% and higher; and White populations 70% and higher. Nine of 73 census tracts had populations of 70% or more of Blacks; the table above shows the type, number and amount of loans given to these particular census tracts. These tables indicate that there seems to be no difference in the total number and amount of loan applications based solely on racial characteristics.

Most notable was the almost non-existence of home improvement loans in the majority of the tracts in tables 5a and 5b; these tracts represent areas of the city with the oldest housing stock. Multi-family loans were also not very prevalent in the data. The data also shows that conventional loans were less often received in tracts where the Black population was 70% and above. In contrast where the population was 70% and more White, conventional loans were more frequent.

Table 16a: Loans Purchased for Tracts with 70% and higher Black Population, 2003

Census Tract	Loans on 1-to-4 Family Dwellings				Loans on Dwellings for 5 or More Families	Non-occupant Loans on 1-to-4 Family	Total Number of loans	Total amount in loans \$000	Tract Pop	% Black Pop
	Home Purchase Loans		Refinancing	Home Improvement Loans						
	FHA, FSA /RHS & VA	Conventional								
2.01	0	3	3	0	0	0	6	753	681	95.59
3.01	25	9	33	0	0	5	72	4221	3795	70.82
3.02	17	7	32	0	0	8	64	3777	3867	82.13
4.01	5	2	12	0	0	3	22	1445	847	74.14
4.02	19	15	57	0	0	10	101	7952	4242	79.07
5.02	22	4	35	0	0	8	69	3963	2581	79.12
7.01	17	6	25	1	0	4	53	3225	3027	77.47
12.00	4	2	4	0	0	2	12	877	3246	91.87
16.00	0	2	1	0	0	0	3	1047	581	70.22

Source: FFIEC, 2003

Table 6b: Loans Purchased for Tracts with 70% and higher White Population, 2003

CENSUS TRACT	Loans on 1-to-4 Family Dwellings				Loans on Dwellings for 5 or More Families	Non-occupant Loans on 1-to-4 Family	Total Number of loans	Total amount of loan \$000	Tract Pop	% White Pop
	Home Purchase Loans		Re-financing	Home Improve-ment Loans						
	FHA, FSA/RHS & VA	Conventional								
9.01	27	33	75	1	0	3	139	13562	4136	93.38
9.02	10	4	40	0	0	1	55	4935	2052	92.50
10.00	8	21	43	0	0	11	83	6543	3210	93.93
14.00	24	20	60	0	0	5	109	10256	5123	72.75
17.00	0	34	33	0	0	6	73	9204	1746	97.48
18.01	1	25	96	0	0	0	122	20969	3711	97.01
19.01	4	26	91	0	0	3	124	29350	3492	93.36
19.02	1	11	20	0	0	0	32	6605	754	95.62
19.03	3	7	58	0	0	0	68	16445	2275	95.78
20.00	5	17	37	0	0	8	67	6045	2128	96.62
23.00	27	17	45	0	0	10	99	5571	5100	70.20
26.00	4	10	45	0	0	0	59	7021	3992	89.20
27.01	4	12	35	0	0	2	53	5555	2510	94.82
27.21	6	27	92	0	0	2	127	15855	4143	93.34
27.22	4	19	60	0	0	2	85	11916	3234	87.69
28.01	15	18	47	0	0	4	84	7688	3618	89.08
28.02	47	35	129	0	0	13	224	20182	5654	90.63
29.11	27	29	81	0	0	2	139	15872	4848	91.58
29.12	6	25	67	0	0	4	102	10339	2665	92.42
29.21	25	44	131	0	0	10	210	24608	5693	86.76
29.22	13	33	140	0	0	5	191	22908	4877	90.53
101.00	47	47	107	0	0	8	209	21008	6669	86.32
102.00	21	24	96	1	0	4	146	16277	3673	92.24
103.01	47	35	137	0	0	4	223	21191	7822	93.34
103.02	12	12	43	0	0	2	69	6819	3127	91.24
104.01	52	40	73	0	0	3	168	15284	4587	94.07
104.02	28	45	110	0	0	3	186	20593	4958	80.86
105.02	9	6	37	0	0	0	52	6270	1857	74.80
106.11	56	105	307	1	0	5	474	58589	8826	83.59
106.12	12	35	62	0	0	4	113	12020	2354	70.18
106.21	22	68	133	0	0	1	224	33376	4200	78.36
107.01	33	38	151	0	0	4	226	24045	5600	82.39
107.02	43	40	166	0	0	5	254	28183	6330	74.98
108.00	75	79	204	0	0	6	364	42061	7740	85.36
109.01	9	116	232	0	0	9	366	73507	5817	93.86
109.02	7	11	33	0	0	0	51	5540	3050	82.00
110.11	23	110	242	0	0	2	377	53918	5170	79.85
110.12	10	56	172	0	0	1	239	45301	4273	88.11
110.13	23	53	130	0	0	8	214	26295	5194	83.96
110.14	37	119	191	0	0	11	358	51616	5909	73.53
110.21	7	13	32	0	0	6	58	6998	2535	71.76
110.22	27	25	73	0	0	6	131	12558	5296	78.27
113.00	15	30	60	0	0	0	105	12781	4244	95.19
114.00	13	13	33	1	0	3	63	5281	4045	95.80

Source: FFIEC, 2003

Housing Education: More concerted efforts are needed to educate various groups and individuals (rental property owners and tenants) about fair housing laws, rights and responsibilities. Housing choice could also be advanced through increasing the knowledge of low to moderate income people about various programs designed to move them toward homeownership. Several organizations (Family Services Center and Alabama A&M Community Development Corporation) offer such programs.

Housing education should also include increasing awareness of discriminatory practices. Types of discriminations acts on which individuals should be educated include:

- o Refusal to show, rent, lease, and transfer housing.
- o Unequal terms, conditions, or privileges imposed in housing.
- o Unequal services or facilities in housing.
- o Discriminatory advertising for housing.
- o Discrimination in housing based on the association of a member of a protected class.
- o Harassment, intimidation or interference with anyone exercising fair housing rights.
- o Denying availability of housing.
- o Occupancy standards that are more restrictive than that of local city housing ordinances.
- o Block busting, which is the promoting, the listing or selling of real estate property in a discriminatory manner, such as inducing residents to sell because different racial or ethnic groups are moving into the area.
- o Redlining.
- o Refusal to make loans or home insurance in an equitable manner in general areas with low property values.
- o "Steering" a prospective renter or buyer away from desired property on the basis of his or her race, color, religion, national origin, ancestry, gender, disability or familial status.
- o Refusing to rent to a family (or discouraging a family from renting) because of race.
- o Refusing to make accommodations for a tenant in a wheelchair .
- o Charging a higher security fee to families with children.
- o Advertising an available unit in a discriminatory way (e.g. "good family neighborhood" or "perfect for a quiet professional").

Realtors' Practices: The realtor's association has developed programs and entered into agreements to address Fair Housing issues and concerns. Among the several activities which it supports in furtherance of fair housing are:) a fair housing declaration to be used by Realtors; b) A model affirmative Fair Housing Agreement; holds several fair housing awareness workshops annually. In 1997, the Huntsville Board of Realtors entered into a Fair Housing Partnership with the U.S. Department of Housing and Urban Development.

Insurance: Securing insurance has recently been hampered by the use of credit information for applicants. People with poor credit histories are being faced with the lack of ability to attain insurance. When it is offered, it is usually at a higher premium thus increasing the economic burden on this group of people.

Landlord practices Minorities and low-income persons tend to be renters twice as often as non-minorities. A tract-by-tract analysis of the 2000 Census of population showed that in tracts where the percentage of Blacks or other minorities was highest, there was a corresponding increase in renters.

Households with Children: The lack of private market rental housing units with three or more bedrooms in the city is a problem for large families. Such lack greatly limits the locational choice for persons with large families.

SECTION V: ACTION PLAN

ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE IN HUNTSVILLE, AL PRIVATE SECTOR IMPEDIMENTS

IMPEDIMENT	PROPOSED ACTION	KEY AGENTS	TIMEFRAME
<ul style="list-style-type: none"> The average cost of a new home built in the city of Huntsville is \$94,125. Few affordable housing units (single family or multi-family) are being built. Affordable housing choices are concentrated in few neighborhoods. 	Create linkages between the housing industry (Home Builder Association and Realtor's Association) and organizations that work with low income groups in housing assistance (Family Services, Community Action Agency Partnership, AL A&M CDC)	Housing related organizations, & non-profits such as Community Action Agency and Community Development Corporations; with City input from others and required	Short Term/Ongoing
<ul style="list-style-type: none"> Rental units with 3 or more bedrooms are scarce in the City (outside of public housing); the inadequacy in this category of housing creates a hardship on larger family. Larger families are most often found among low income populations 	Provide fair housing education to landlords who may own a small number of single-family units; not large scale apartments.	City of Huntsville Community Development, Apartment Association of Tennessee Valley, Other organizations providing housing services	Mid term/Ongoing
<ul style="list-style-type: none"> Poor credit history for many low/moderate income persons was the most consistent reason for loan denial based on HMD data. 	Identify resources and staff in the community that may assist minority and low-income borrowers to produce a successful outcome in the lending process.	Family Service Center, CDC's Banking industry with City coordination; Alabama A&M CDC	Mid-term/Ongoing

ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE IN HUNTSVILLE, AL
PRIVATE SECTOR IMPEDIMENTS CONT'D

IMPEDIMENTS	PROPOSED ACTION	KEY AGENTS	TIMEFRAME
<ul style="list-style-type: none"> Insurance companies' use of credit scores may cause additional barriers to low income households (who often are persons with credit history problems), as regards getting homeowners or rental insurance. 	Identify resources for training in homebuyers' education that would address issues such as financial literacy training, credit counseling, and credit education.	Community Development, Family services Center and other housing concerns organizations.	Short term/ongoing
<ul style="list-style-type: none"> Data from the 2000 U. S. Census shows that the rate of homeownership for White households in Huntsville is higher than Blacks. 	Analyze trends and locations where homeownership patterns are declining for minorities.	Community Development and Department of Planning.	Short Term/Ongoing

ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE IN HUNTSVILLE, AL
PUBLIC SECTOR IMPEDIMENTS

IMPEDIMENT	PROPOSED ACTION	KEY AGENTS	TIMEFRAME
<ul style="list-style-type: none"> Zoning requirements create problems for new construction in older inner city areas where land may be cheaper. 	Co-sponsor a forum that will focus on presenting “Best Practices” from other communities (model and experts) that will inform participants of innovative approaches to lessen the impact of regulatory barriers to affordable housing.	Community Development, other community building entities.	Short Term/ Ongoing
<ul style="list-style-type: none"> Zoning regulations in place for older inner city neighborhoods often require land assembly to replace or infill housing. 	Identify areas of the city with vacant lots and develop an infill plan.	Community Development	Mid term/Ongoing
<ul style="list-style-type: none"> Lead-based paint regulations impact the rehabilitation of older affordable homes using federal funds. 	Facilitate the lead based paint practice training of contractors in the community.	Community Development	Short Term /Ongoing
<ul style="list-style-type: none"> Social/economic profile data from the U. S. Census revealed the expanding areas of poverty within specific neighborhoods and emerging areas in distress. 	Place such neighborhoods in a priority ranking to receive rehabilitation and other funds to stabilize the neighborhoods. Assist in the organization of neighborhood organizations.	Community Development	Short Term/ Ongoing
<ul style="list-style-type: none"> There tends to be some correlation in the city of Huntsville with schools that are poorly performing academically being found in neighborhoods that are low to moderate income thus impacting the quality of education for these children. 	Support grass-root community based organizations that provide supportive services that enhance school performance. Encourage supportive groups to work with families to upgrade skills of adult family members by creating adult educational opportunities to improve the skill base of parents who will then be able assist their children in their educational pursuits.	Community Development	Ongoing

SECTION VI: MONITORING, RECORD-KEEPING, AND REPORTING

The Community Development Department will take the actions to establish and maintain a monitoring system, which collects the appropriate records to document the effects of future actions in mitigating each of the identified impediments. These records will include studies, program materials, and analysis not only of the agency's but also of other significant actors/agents in fair housing

Progress made in the area of “affirmatively furthering fair housing” is included in the Consolidated Annual Performance Evaluation Report (CAPER).

Data sets and reports will be developed and assembled to allow progress to be reported in the following areas that related to the impediments this AI has found.

- The types of Fair Housing Education initiatives on-going in the city;
- Affordable housing activities/ developments and geographic distribution;
- Actions being taken to upgrade assisted and unassisted affordable housing;
- Community economic development activities and the creation of permanent jobs;
- Information on current housing needs that allow the factors of affordability, accessibility, and availability to be quantitatively and qualitatively assessed.

APPENDIX 1

NUMBER OF LOANS SOLD, BY CHARACTERISTICS OF BORROWER AND CENSUS TRACT IN WHICH PROPERTY IS LOCATED AND BY TYPE OF PURCHASER, 2003

BORROWER CHARACTERISTICS	TYPE OF PURCHASER								
CHARACTERISTICS	FNMA	GNMA	FHLMC	FAMC	COMM- ERCIAL BANK	SAVINGS BANK OR S&L	LIFE INSUR COMP	AFFIL OF INSTIT	OTHER PURCH
AMERICAN IND/ALASKAN	23	14	6	0	2	2	0	7	11
ASIAN/PACIFIC ISLANDER	123	17	80	1	20	4	0	10	92
BLACK	605	607	217	3	75	46	6	265	922
HISPANIC	45	55	15	0	7	1	1	19	64
WHITE	6452	1858	3530	15	1411	288	11	1571	4992
OTHER	84	15	15	0	14	3	0	11	38
JOINT (WHITE/MINORITY)	141	52	55	0	20	4	0	37	98
RACE NOT AVAILABLE	1299	541	406	0	73	9	3	274	1197
GENDER									
MALE	2200	950	1108	8	381	94	9	658	2100
FEMALE	1457	633	596	5	216	69	1	408	1341
JOINT (MALE/FEMALE)	4076	1064	2366	6	973	187	8	972	2986
GENDER NOT AVAILABLE	1039	512	254	0	52	7	3	156	987
INCOME									
LESS THAN 50% OF MSA MEDIAN	592	387	225	6	75	28	1	168	793
50-79% OF MSA MEDIAN	1348	576	577	8	231	54	3	388	1349
80-99% OF MSA MEDIAN	1040	268	461	3	180	28	0	243	764
100-119% OF MSA MEDIAN	1014	195	553	2	181	29	2	206	682
120% OR MORE OF MSA MEDIAN	3525	319	2266	0	861	109	2	774	2294
INCOME NOT AVAILABLE	1253	1414	242	0	94	109	13	415	1532
CENSUS TRACT CHARACTERISTICS									
LESS THAN 10% MINORITY	2626	692	1386	4	509	104	1	625	2103
10-19% MINORITY	2863	1019	1418	8	541	115	4	636	2318
20-49% MINORITY	2718	1059	1322	5	500	103	15	702	2278
50-79% MINORITY	403	255	154	1	55	27	1	152	471
80-100% MINORITY	162	134	44	1	17	8	0	79	244
INCOME									
LOW INCOME	40	21	14	0	3	2	0	12	52
MODERATE INCOME	962	570	393	2	135	45	1	341	1131
MIDDLE INCOME	3856	1599	1684	12	681	173	12	990	3470
UPPER INCOME	3914	969	2233	5	803	137	8	851	2761
TOTAL	8772	3159	4324	19	1622	357	21	2194	7414

Source: FFIEC, 2003

APPENDIX 2

Fair Housing Plan

Certification of Fair Housing

The City of Huntsville hereby certifies that it will affirmatively further fair housing in accordance with the Fair Housing Act.

Accepted this the _____ day of _____.

Mayor of the City of Huntsville, Alabama